

**MINUTES
ZONING BOARD OF APPEALS
OCTOBER 3, 2005**

The meeting was held in Stow Town Building and began at 8:00 p.m. Board members present were Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate) and Lee Heron (associate).

David R. Schmidt – The public hearing was held in Stow Town Building and was opened at 8:00 p.m. on the application for Special Permit filed by **David R. Schmidt, 28 Sawmill Road, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to add a 13-ft. by 16-ft. porch and a deck to the rear of the existing dwelling at said address. The property contains 40,050 sq. ft. and is shown on Stow Property Map R-15 as Parcel 14.

Board members present: Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate).

Mr. Lowden chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on September 15 and 22, 2005. Notice of hearing had been forwarded to all abutters by certified mail, return receipt. No abutters were present. The requirements for grant of special permit were recited.

Mr. Schmidt was in attendance and presented plans for the addition to the rear of the existing dwelling of a 13-ft. by 16-ft. porch with an adjoining deck. The additions, to be constructed on columns, will not infringe on setbacks from lot lines. The three-season porch will be enclosed with plexiglass at a three-foot level on three sides with removable screens. The porch will be offset from the corner of the existing house by about one-half foot. The ridge of the porch will be no higher than the 1-1/2-story house.

The Board planned a site visit for Thursday, October 6th. Mr. Schmidt was to stake out the corners of the proposed new construction.

The hearing was closed at 8:12 p.m.

Paul and Greta Morgan – The public hearing was held in Stow Town Building and was opened at 8:20 p.m. on the application for Special Permit filed by **Paul and Greta Morgan, 34 Apple Blossom Lane, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to add approximately 10 feet by 35 feet to the rear of the existing dwelling at said address. The property contains 41,885 sq. ft. and is shown on Stow Property Map R-14 as Parcel 6A-62.

Board members present: Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate).

Mr. Lowden chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on September 15 and 22, 2005. Notice of hearing had been forwarded to all abutters by certified mail, return receipt. No abutters were present. The requirements for grant of special permit were recited.

John Aucoin, building contractor, represented the applicants. He explained that it is proposed to enlarge the existing kitchen/dining area by extension of ten feet into the rear yard and 35 feet along the back of the dwelling. The family room and eating areas are not now in line with the kitchen. The new kitchen/dining area will then be adjacent to the family room and will allow the applicants to keep an eye

on their small children. The new area will be single story with a flat roof so as not to impact windows on the second story. The four-bedroom colonial style dwelling currently has a small dining space that will be converted into a study.

It is also proposed to extend and enlarge the existing deck to run along the rear of the dwelling. Mr. Aucoin said it would be 18'-8" by 23'-8". The Board requested he furnish figures as to the current square footage of the dwelling and deck and those after addition.

The Board planned a site visit for Thursday, October 6th. Mr. Aucoin was to stake out the extent of the proposed new construction.

The hearing was closed at 8:30 p.m.

David Wasserman & Lauren Cartwright – The public hearing was held in Stow Town Building and was opened at 8:40 p.m. on the application for Special Permit filed by **David Wasserman and Lauren Cartwright, 28 Lakewood Road, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to add a second story to the existing two-car garage at said address. The property contains 41,121 sq. ft. and is shown on Stow Property Map R-24 as Parcel 8-4A.

Board members present: Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate).

Mr. Lowden chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on September 15 and 22, 2005. Notice of hearing had been forwarded to all abutters by certified mail, return receipt. No abutters were present. The requirements for grant of special permit were recited.

Mr. Wasserman was in attendance. He explained that space was desired to provide an entertainment area for their two boys, ages 11 and 14, and their friends. The basement is not feasible as it is damp. The new area would allow the parents to know where the boys are, and with whom. Mr. Wasserman said the new space would add 576 sq. ft. to the 2,100 sq. ft. dwelling. The roof of the garage second story will be below that of the existing dwelling by about four or five feet. The plan showed the new roofline with the addition of shed dormers to the left and right sides of the garage door end.

The Board planned a site visit for Thursday, October 6th. The hearing was closed at 8:47 p.m.

George G. Cormier – The public hearing was held in Stow Town Building and was opened at 9:00 p.m. on the application for Special Permit and petition for Variance filed by **George G. Cormier, 130 Gleasondale Road, Stow**. A special permit was sought under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to replace an existing porch with a 11'-9" by 12'-4" two-story addition and to construct a two-car garage at said address. A side yard variance of fifteen (15) feet was sought under Section 4.4, "Table of Dimensional Requirements", to allow construction of a 24-ft. by 30-ft. two-car garage ten (10) feet from the westerly lot line. The property contains 22,736 sq. ft. and is shown on Stow Property Map R-16 as Parcel 16.

Board members present: Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate).

Mr. Lowden chaired and read the notices of hearing as they had appeared in the *Beacon Villager* on September 15 and 22, 2005. Notices of hearing had been forwarded to all abutters by certified mail, return receipt. Edward Perry, Jr. of 4 Circuit Drive was present. The requirements for grant of special permit and criteria for grant of variance were recited.

Mr. and Mrs. Cormier were in attendance. The applicants desire more room within the dwelling. The plan showed the existing 9' by 12'-4" porch to be replaced with a two-story addition to adjoin an ell at the rear. The second story of the addition would enlarge a bedroom area. The addition will add 306 square feet, or 41 square feet more than the porch to be replaced.

The proposed 24-foot wide by 30-foot deep garage would be constructed to the rear of the dwelling and about ten feet from the side lot line. The location will line up with the existing paved driveway and will be so positioned to allow access to the rear yard by construction equipment and avoidance of a 48" oak tree. The septic system is located within the rear yard. Mr. Cormier submitted only a drawing of the garage, not a design plan. He said it was decided to combine the two construction projects into a single application, but it was not planned to construct the garage until next year. The drawing showed a two-story, two-car garage, 24 feet wide and 20 feet deep with a ten-foot single-story shed attachment at the rear for equipment storage. The second story would be used for storage. Mr. Cormier was requested to provide information as to the height of the garage and, if possible, details of the design.

A site visit was planned for Thursday, October 6. The hearing was closed at 9:18 p.m.

Site Visits – The Board members planned to conduct site visits on Thursday, October 6th commencing at 9:00 a.m.

Pulte Homes of New England – Members Lowden, Tarnuzzer and Dwinells signed the Mylar plans regarding the Arbor Glen AAN project off Hudson Road and the variance granted by the Board to allow impervious surfaces to be exceeded by no more than 13% in a certain area. The variance decision was filed with the Town Clerk on this date. The signature of the fourth member involved in the hearing and decision, Charles Barney, was to be obtained.

Adjournment – The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board